025.0	0004	0013.0	1 of 1	Commercial	ARLINGTON
Map	Block	Lot	CARD		

	Total Card /	Total Parcel
APPRAISED:	972,800 /	972,800
USE VALUE:	972,800 /	972,800
ASSESSED:	972,800 /	972,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHURCH OF OUR SAVIOR CHURCH
Owner 2:	
Owner 3:	
Street 1:	21 MARATHON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1918, having primarily Stucco Exterior and 6686 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	7000.000	468,800		504,000	972,800
Total Card	0.161	468,800		504,000	972,800
Total Parcel	0.161	468,800		504,000	972,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 145.50 | /Parcel: 145.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	16690
GIS Ref	
GIS Ref	
Insp Date	05/02/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 025.0-0004-0013.0

!2055!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	960	FV	468,900	0	7,000.	504,000	972,900	972,900	Year End Roll	12/18/2019
2019	960	FV	413,400	0	7,000.	535,500	948,900	948,900	Year End Roll	1/3/2019
2018	960	FV	413,400	0	7,000.	390,600	804,000	804,000	Year End Roll	12/20/2017
2017	960	FV	413,400	0	7,000.	340,200	753,600	753,600	Year End Roll	1/3/2017
2016	906	FV	413,400	0	7,000.	289,800	703,200	703,200	Year End	1/4/2016
2015	906	FV	357,900	0	7,000.	283,500	641,400	641,400	Year End Roll	12/11/2014
2014	906	FV	357,900	0	7,000.	233,100	591,000	591,000	Year End Roll	12/16/2013
2013	906	FV	357,900	0	7,000.	221,800	579,700	579,700		12/13/2012

PRINT

Date	Time
12/10/20	17:33:50

LAST REV

Date	Time
10/15/18	11:32:49
danam	
2055	

USER DEFINED

Prior Id # 1:	16690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13617-89		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2018	1141	Inter Fi	125,000	C				
12/1/2009	1210	Manual	8,900					
7/9/2009	568	Sign	1,850					
10/6/1994	521	Manual	5,000					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2000	Meas/Inspect	264	PATRIOT
8/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	960	Church	Prime NB Desc:	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

EXTERIOR INFORMATION

Type:	46 - Church/Syn.
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled: 0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31.5 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07878447
Const Adj.:	0.95842212
Adj $ / SQ:	129.241
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684319
Depreciation:	215561
Depreciated Total:	468759

COMMENTS

CHURCH OF SAVIOR.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths:				HB 2		

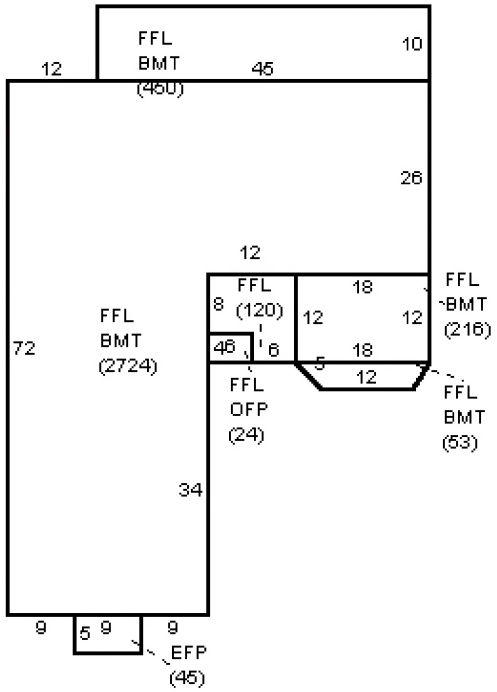
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,587	129.240	463,589
BMT	Basement	3,443	61.450	211,587
EFP	Enclos Porch	45	69.580	3,131
OFP	Open Porch	24	42.170	1,012
Net Sketched Area:		7,099	Total:	679,319
Size Ad	3587	Gross Are	7099	FinArea 6686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	129.24
Special Features:	0	Val/Su Net:	66.04
Final Total:	468800	Val/Su SzAd	130.69

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: